

026.A

0002

0015.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
910,600 / 910,600
910,600 / 910,600
910,600 / 910,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: SRESHT VISHNU	
Owner 2: MANDAL ANASUYA	
Owner 3:	

Street 1: 94 MARATHON ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: KTA CONSTRUCTION LLC -

Owner 2: -

Street 1: 4 GEMMA DR

Twn/City: PEABODY

St/Prov: MA Cntry:

Postal: 01960

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Clapboard Exterior and 2596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8454																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	910,600			910,600		
							422145
							GIS Ref
							GIS Ref
							Insp Date

Total Card	0.000	910,600		910,600	Entered Lot Size
Total Parcel	0.000	910,600		910,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	350.77	Land Unit Type:

Parcel ID	026.A-0002-0015.2
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!16698!

PRINT

Date: 12/30/21

Time: 22:57:40

LAST REV

Date: 12/03/21

Time: 09:04:07

danam

16698

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	910,600	0	.	910,600		Year end	12/23/2021	

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KTA CONSTRUCTIO	76956-338	2	2/12/2021		935,000	No	No		

SALES INFORMATION	TAX DISTRICT	PAT ACCT.
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/5/2021										DGM		D Mann

BUILDING PERMITS	ACTIVITY INFORMATION
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Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name

Sign:	VERIFICATION OF VISIT NOT DATA
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Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

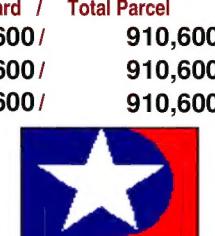
Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average																				
Sty Ht: 1 - 1 Story				A Bath: 1	Rating:																				
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average																				
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:																				
Frame: 1 - Wood				1/2 Bath: 1	Rating: Average																				
Prime Wall: 2 - Clapboard				A HBth: 1	Rating:																				
Sec Wall: 1	%			OthrFix: 1	Rating:																				
Roof Struct: 2 - Hip				OTHER FEATURES				RESIDENTIAL GRID																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1															
Color: BLUE				A Kits: 1	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																
View / Desir: 1				Frl: 1	Rating:			Other																	
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																	
				CONDO INFORMATION				Lvl 2																	
				Location: 1				Lvl 1																	
				Total Units: 1				Lower																	
				Floor: 2 - 2nd Floor																					
				% Own: 57.000000000																					
				Name: 1																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
				Phys Cond: AV - Average	1.0 %			No Unit	RMS	BRS	FL														
				Functional: 1				1	6	3															
				Economic: 1																					
				Special: 1																					
				Override: 1																					
				Total: 1	1 %			Totals																	
								1	6	3															
CALC SUMMARY				COMPARABLE SALES																					
				Basic \$ / SQ: 305.00				Code	Description	Area - SQ	Rate - AV	Undepr Value													
				Size Adj: 1.05446839				GLA	Gross Liv Ar	2,596	305.310	792,581													
				Const Adj: 0.94930506																					
				Adj \$ / SQ: 305.309																					
				Other Features: 83411																					
				Grade Factor: 1.00																					
				NBHD Inf: 1.04999995																					
				NBHD Mod: 1																					
				LUC Factor: 1.00																					
				Adj Total: 919792																					
				Depreciation: 9198																					
				Depreciated Total: 910594																					
								WtAv\$/SQ:	AvRate:	Ind.Val:															
								Juris. Factor: 1.00	Before Depr: 320.57																
								Special Features: 0	Val/Su Net: 350.77																
								Final Total: 910600	Val/Su SzAd: 350.77																
MOBILE HOME				Make: 1				Serial #:		Year: 1	Color: 1														
SPEC FEATURES/YARD ITEMS				PARCEL ID 026.A-0002-0015.2								SUB AREA													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
More: N	Total Yard Items:									SUB AREA DETAIL															
																		Net Sketched Area: 2,596	Total: 792,581						
																		Size Ad: 2596	Gross Area: 2596	FinArea: 2596					
IMAGE AssessPro Patriot Properties, Inc																									